

AMENDED PRELIMINARY SITE DEVELOPMENT AND USE PLAN:

NARRATIVE

For Planned Residential Development District RD-5 (A) ("RD-5 (A)")

At

Woburn Street, Lexington, MA shown on Assessors Map 53 as parcels 1A, 1B, 1C, 1D, 2 and 3A ("Premises")

Article 43

Town Meeting

March 2010

Submitted January 13, 2010

Revised to February 18, 2010

Owners:

Assessors Map 53 Parcel 3A
Peter C.J. Kelley, Trustee
Richard F. Perry, Trustee
R H Realty Trusty
424 Marrett Road
Lexington, MA 02421

Assessors Map 53 Parcel 2
Peter C.J. Kelley, Trustee
509 Woburn Street Realty Trust
424 Marrett Road
Lexington, MA 02421

Assessors Map53 Parcel 1A, 1B, 1C, 1D
Robert W. Murray, Trustee
Three Hundred Thirty Lexington Street Trust
27 Cambridge Street
Burlington, MA 01803

Civil Engineers:

Meridian Associates, Inc.
Richard E. Waitt, Jr., PE
152 Conant Street
Beverly, MA 01915

Traffic Engineers:

TEPP LLC
Kim Eric Hazarvartian, PE
93 Stiles Road, Suite 201
Salem N.H. 03079

Landscape Architect:

Meridian Associates, Inc.
Gary Larson, RLA
152 Conant Street
Beverly, MA 01915

Architect:

Gary D. Lowe, AIA
643 VFW Parkway, Suite 200
Chestnut Hill, MA 02167

Developer:

Brian P. Kelley
44 Grant Street
Lexington, MA 02420

Attorney:

Alan A. Wrigley, Esq.
114 Waltham Street, Suite 14
Lexington, MA 02421

This Amended Preliminary Site Development and Use Plan ("APSDUP") is prepared under the provisions of Article III, § 135-14 and Article VIII, § 135-42, of the Zoning By-Law, Chapter 135 of the Code of the Town of Lexington. ("Zoning By-Law").

The following Plans have been prepared for this APSDUP and are attached as Section D.

Sheet 3 of 10	Property Rights and Dimensional Standards Plan
Sheet 4 of 10	Site Construction Plan
Sheet 6 of 10	Landscape / Site Lighting Plan
Sheet 8 of 10	Schematic Floor Plans and Sections
Sheet 9 of 10	Site Section
Sheet 10 of 10	Perspective view from Woburn Street

Conditions on Transfer: The Special Zoning District which will be created by this rezoning encompasses Planned Residential Zoning District Number 5 approved by the Town Meeting in May, 1985 ("Countryside Manor"). Countryside Manor is shown as Parcel 3 on the Property Rights and Dimensional Standards Plan prepared for Brian P. Kelley, dated January 12, 2010 and revised to February 18, 2010 by Meridian Associates and filed with this APSDUP.

Countryside Manor contains fifty one (51) residential rental units. Countryside Manor built in accordance with building permits issued in conformance with the Special Permit dated May 8, 1986 will remain in its as built state and the applicant will not change any of the buildings, structures, roadways or other components of Countryside Manor.

The construction of the Manor House as contemplated by this rezoning will add fifty one (51) condominium units to the new RD-5 Zoning District.

Any sale or transfer of rights or interests in the RD Planned Residential Development District shall include a condition that successors and assigns shall be bound to the terms of this Preliminary Site Development and Use Plan.

Inconsistency: In the event of a conflict or inconsistency between the text of the preliminary site development and use plan and plans or other exhibits attached to it the text shall control.

Description of Dwelling Units:

Units	Countryside Manor	Manor House	Total units
Two (2) bedroom	51*	49**	100
One (1) bedroom	(0)	2***	2
Total units	51	51	102

* The approximate number of square feet in each two (2) bedroom unit in Countryside Manor is between 1,000 and 1500 square feet;

** The approximate number of square feet in each two (2) bedroom unit added in the Manor House will be 1200 square feet;

*** The approximate number of square feet in each one (1) bedroom unit added by the Manor House will be 900 square feet.

Countryside Manor Table of Rental Units

# of Units	Type of Dwelling	Monthly Rent as % of AMI*
13	2BR Apartment/Townhouse	Max 80%
12	2BR Townhouse/Townhouse	80%-120%
26	2BR Apartment/ Townhouse	Market

*Boston PMSA Area Median Income, which was \$74,437 in 2010

Manor House Table of Condominium Units

# of Units	Type of Dwelling	Sale as % of AMI*
6	1-2BR Condominium	Max 80%
45	1-2BR Condominium	Market

*Boston PMSA Area Median Income, which was \$74,437 in 2010

The fifty one (51) units in Countryside Manor are contained in eight (8) multi family dwelling units. Countryside Manor will include 25% of the units, or thirteen (13) units, to be reserved for households earning not more than eighty percent (80%) of the median household income for the Boston Primary Metropolitan Statistical Area (PMSA). Further, 25 % of the units, or twelve (12) units, will be affordable at between 80% and 120% of the Boston PMSA Area Median Income, which was \$74,437 in 2010

The fifty one (51) units to be added by the Manor House will be constructed in a single multifamily dwelling. The Manor House will include 11.8% of the units, or six (6) units, to be reserved for households earning not more than eighty percent (80%) of the median household income for the Boston Primary Metropolitan Statistical Area (PMSA), which was \$74,437 in 2010. The applicant intends to cooperate with the Lexington Housing Assistance Board (LexHab) to provide for this contribution to the affordable housing mix in Lexington.

The developer will execute one or more recordable covenants, restrictions, agreements or grants for the benefit of the Town which contain restrictions, binding on the developer and its successors in interest in the property, to enforce the agreements and obligations of the developer.

The approximate total number of square feet in the RD-(5) zone currently and when the Manor House is complete

Area	Countryside Manor	Manor House	RD 5
Gross floor area	77,348.00	101,255.00*	178,603.00
Net floor area	63,144.00	62,343.00	125,487.00

* Includes approximately 27,910.00 square feet in the underground parking area of the Manor House

The estimated sales level of the market rate condominium units to be constructed in the Manor House is \$250,000.00 to \$350,000.00.

The existing rental level of the units in Countryside Manor is \$900.00 to \$1700.00 for affordable units and \$1,700.00 to \$2,800.00 for market rate rents.

TABLE OF DEVELOPMENT DATA

Development Data	Existing	Proposed	Allowed/Required
Total Land Area*	519,561± SF	519,561± SF	125,000 SF (MIN)
Area in Vegetated Wetland**	127,679± SF	127,679± SF	N/A
Developable Site Area	391,882± SF	391,882± SF	N/A
Area Site Coverage of Bldgs.	43,336± SF	67,830± SF	129,890 SF
Percent (%) Site Coverage of Bldgs.	11%±	13%±	25% (MAX)
Impervious Surface	101,310± SF	144,467± SF	156,752 SF (MAX)
Impervious Surface Ratio	0.26	0.37	0.40 (MAX)
Frontage of the Tract	706± FT	706± FT	100 FT (MIN)
Yard Setbacks on Perimeter of Tract			
Front (Countryside Manor)	43± FT	43± FT	40 FT (MIN)
Side/Rear (Countryside Manor)	45± FT	45± FT	30 FT (MIN)
Front (Manor House)	N/A	99± FT	40 FT (MIN)
Side/Rear (Manor House)	N/A	63± FT	30 FT (MIN)
Height of Building (Manor House)	N/A	39.6 FT	40 FT (MAX)
Area Common Open Space	290,572 SF	245,526 SF	39,188 SF (MIN)
Percent (%) Common Open Space	74%	63%	10% (MIN)
Residential Gross Floor Area***	80,702 SF	178,603 SF	N/A
Residential Net Floor Area***	64,749 SF	125,487 SF	N/A
Residential Gross Floor Area of Manor House	-	101,255 SF	N/A
Residential Net Floor Area of Manor House	-	62,343± SF	N/A
No. of Dwelling Units	52	102 (51 New)	N/A
Density of Dwellings (Units/Acre)	4.36	8.55	N/A

No. Off Street Parking Spaces	83	171 (88 New)	153
Length of Street	N/A	N/A	N/A
Area Within Street Row	N/A	N/A	N/A
Parking Setbacks			
Front Lot Lines	27'	25'	25'
Side Lot Lines	8.7'	8'	8'
Buildings	10'	25'	5'

*Sum of lot calculated for parcels 1A, 1B, 1C, 1D, 2, and 3A as shown on the Lexington Assessors Map No. 53.

**See Wetland Note – this plan

***Includes Manor House, Countryside Manor and 509 Woburn Street